

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232.2 and 3 (50% Section V.B.2) to permit side and rear yard setbacks of 18 feet and 20 feet in lieu of the required 20 feet and 30 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

After many years of intensive search for a church building, this property is deemed most suitable for our purpose. Presently the Baltimore Chinese Community has no church of its own for worshiping. As required by the County, the change in use must be in compliance with setback distances—a regulation enacted long after this building was constructed. In this case, compliance is difficult since existing building is 11 feet from the side property line and 18 feet from the rear property line. It is impossible to deal with the variance from these setback distances will cause not only financial losses to the church but, even more importantly, the prospect of further loss and arduous search for a comparable site. Both adjacent neighbors have been met by church trustees. They indicated that they do not oppose this property being used for church purposes. (See attached statement from one neighbor and affidavit on the other.)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Joseph C. H. Lee (on behalf of the
Chinese Christian Church of Baltimore)
(Type or Print Name)

Legal Owner(s):

William E. Poorbaugh

(Type or Print Name)

Signature

Margaret D. Poorbaugh

(Type or Print Name)

Signature

Church Address:

2410 Lombard Lane

Baltimore, MD 21234

City and State

Address

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 24th day of November, 1984, at 10:15 o'clock.

Arnold Jablon

(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Carber, Director
Office of Planning and Zoning
William E. Poorbaugh
SUBJECT: No. 85-125-A

Date: November 21, 1984

Assuming adequate landscaping can and will be provided in compliance with the Landscape Manual standards, this office is not opposed to the granting of the subject petition.

NEG/sf

Norman E. Carber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. William E. Poorbaugh
10012 Harford Road
Garnsey, Maryland 21234

RE: Case No. 85-125-A (Item No. 94)
Petitioner - William E. Poorbaugh, et ux
Variance Petition

Dear Mr. & Mrs. Poorbaughs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: W. T. Sadler
507 Main Street
Reisterstown, Maryland 21136

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

October 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 86, 88, 92, and 94 ZAC Meeting of October 9, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Area:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 86, 88, 92, and 94.

MSP/can

Michael S. Planin
Traffic Engineering Assoc. II

BALTIMORE COUNTY
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

October 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William E. Poorbaugh, et ux

Location: W/S Harford Road 78.5' N. Superior Avenue

Item No.: 94 Zoning Agenda: Meeting of 10/9/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: George M. Hegardt
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 94, Zoning Advisory Committee Meeting are as follows:

Property Owner: William E. Poorbaugh, et ux
Location: W/S Harford Road 78.5' N. Superior Avenue
Existing Zoning: S.L.
Proposed Zoning: Variance to permit a side yard setback of 18' in lieu of the required 20' and a rear yard setback of 20' in lieu of the required 30'.

Acres: 6250 sq. feet

District: 92B

The items checked below are applicable:

☒ All structures shall conform to the Baltimore County Building Code 1981/Comwell Bill H-82 State of Maryland Code for the Handicapped and Aged, and other applicable codes.

☒ A building/_____ permit shall be required before beginning construction.

☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

☒ An exterior wall erected within 6'0" for commercial uses or 3'0" for one and two family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, Line 2, Section 101.7 and Table 102, also Section 503.2.

☒ Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

☒ Comments - Floor live load requirements for Assembly "A-1" Use Group shall comply with Table 505. An Engineer's certification shall be required on existing structure. The remaining requirements to be addressed by the Architect/Engineer are listed in Table 502.7 as provided for by Section 103.2. Compliance to the State Handicapped Code shall be required. This includes parking, walks, curb cuts, signs, building access and building usability.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Hurdman
Charles E. Hurdman, Chief
Plans Review

APR 3 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition a: it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

ZONING Description

Beginning on the east side of Freeway 60' wide at a distance 320' south of the centerline of Winsap Ct. Being lot #33 Block 4, as shown on the plat entitled "Riverview Portions of Block 3 and 4", Book 20, Folio 46 also known as 3035 Freeway in the 13th election district.

PETITION FOR VARIANCE 13th Election District

LOCATION: East side of Freeway, 320 feet South of the centerline of Winsap Court (3035 Freeway)

DATE AND TIME: Tuesday, October 9, 1984 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

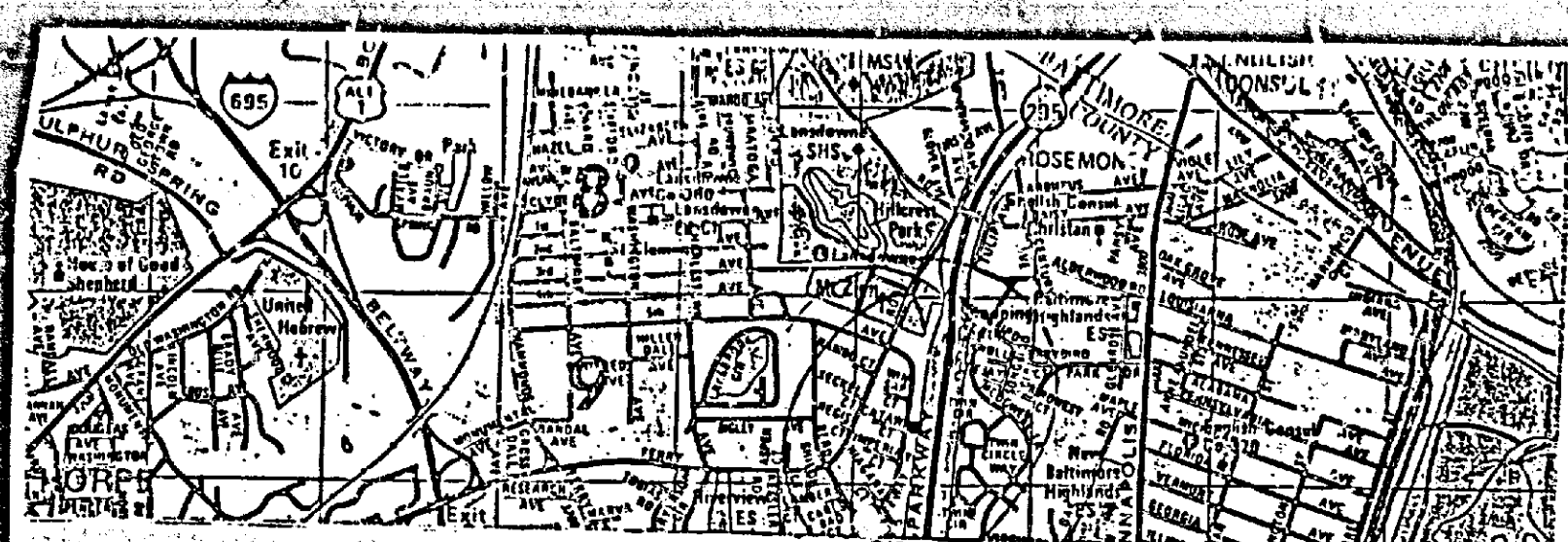
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 37 feet in lieu of the required 50 feet.

Being the property of Agnes Lam as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

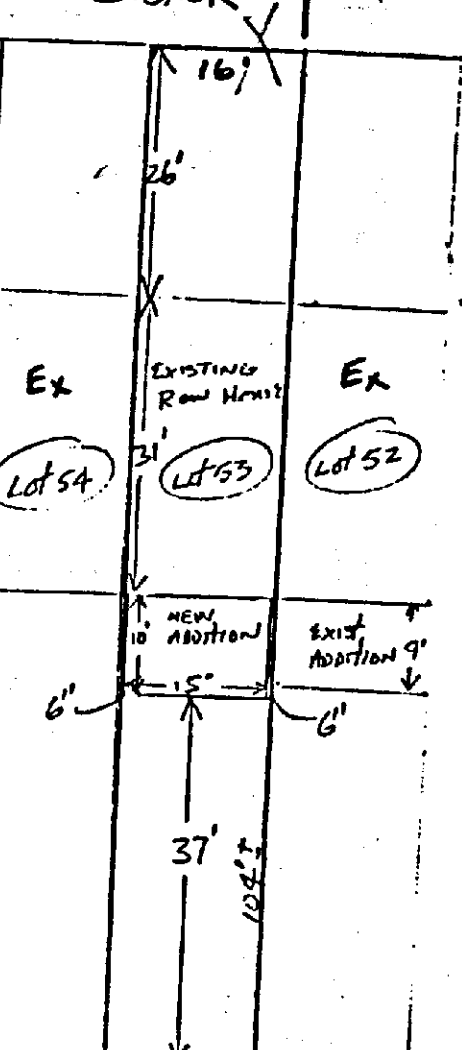


320' to C of WINSAP COURT

FREEWAY (60' RW, 36' PAVING)

EXISTING WATER & SEWER IN ROAD

SIDEWALK



Plat for zoning variance
Owner - Agnes Lam
3035 Freeway, Baltimore, MD 21227
District 13
Subdivision - Riverview - Portions of Blocks 3 and 4
Lot 53, Block 4, Book 20, Folio 46
Existing utilities in Freeway
Scale: 1" = 20'

Zoning DR 10.5

NORTH

#30

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
W/S of Harford Rd., 78.5' : OF BALTIMORE COUNTY
N of Superior Ave. (10012 :
Harford Rd.), 9th District :
WILLIAM E. POORBAUGH, : Case No. 85-125-A
et ux, Petitioners :

ENTRY OF APPEARANCE

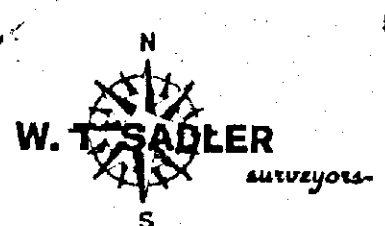
Please enter the appearance of the People's Counsel in the above-entitled matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 17th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. William E. Poorbaugh, 10012 Harford Rd., Carney, MD 21234; and Mr. Joseph C. Lee (on behalf of the Chinese Christian Church of Baltimore), Vice Chairman, Board of Trustees, 1122 Jade Drive, Bel Air, MD 21014, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman



507 main road, Annapolis, Md. 21436 304 - 526-5618 William T. Sadler

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE (20 FOOT REAR YARD IN LIEU OF REQUIRED 50 FOOT)

LOCATION: 10012 HARFORD ROAD
9th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

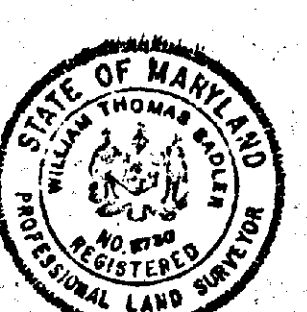
DATE: SEPTEMBER 19, 1984

DESCRIPTION:

Beginning for the same on the west side of Harford Road approximately 78.5 feet north of Superior Avenue said place of beginning being at the division line of Lots 53 and 54 as shown on the Plat of Harford Farms, which Plat is recorded among the Land Records of Baltimore County in Plat Book V. P. C. 5, folio 89 and running thence northwesterly along said division line 139 feet to the end thereof, thence northerly along the western outline of Lots 54, 55, and 56 78.51 feet to the southwestern outline of Lot 57, thence northwesterly along said line 10 feet to the westernmost outline of Lot 57, thence northerly along said line 15.6 feet to the northwest corner of said lot, thence continuing southeasterly along the northeast line of said Lot 150 feet to Harford Road, thence running southerly along said road 87.6 feet to the place of beginning.

Being and comprising Lots 54, 55, 56 and 57 as shown on the Plat of Harford Farms which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. 5, folio 89.

Save and except any portion of the above-described land which may lie within the bed of Harford Road.



By *William T. Sadler*
William T. Sadler, P.L.S. 7730

Zoning Commissioner
Baltimore County
Baltimore, MD

To Whom It May Concern:

We of the above address do not impose any objections to the intention of the Chinese Christian Church of Baltimore to use 10012 Harford Road, Carney, MD, for church purposes.

Sincerely yours,

Jerry C. Garrett
Mary Linnea Garrett

PETITIONER'S
EXHIBIT 2

10014 Harford Road
Carney, MD
September 21, 1984

AFFIDAVIT

WE, Joseph C. H. Lee and Peter Fong, the undersigned, declare:

THAT we have personally met with Mr. and Mrs. Joseph Farrell, owners and residents of 2914 Superior Avenue, Carney, MD, during September 21-23, 1984.

THAT Mr. and Mrs. Farrell have orally stated that they will not have any objections for the Chinese Christian Church of Baltimore to use the adjacent property, namely, 10012 Harford Road, Carney, MD, for church purposes.

THAT Mr. and Mrs. Farrell, however, do not wish to sign statement to such effect, but will agree to confirm the above with any Baltimore County Zoning officials via telephone call to 366-8900, work, or 665-2761, home.

THAT, due to the above-mentioned circumstances, we present this affidavit in lieu of a signed statement from Mr. and Mrs. Joseph Farrell as requested by the Baltimore County Zoning Commissioner.

We further declare that the above statements are true and correct.

Joseph C. H. Lee
Joseph C. H. Lee
Vice Chairman
Board of Trustees

Peter Fong
Peter Fong
Trustee

Date: 9/24/84

CHINESE CHRISTIAN CHURCH OF BALTIMORE

Witnessed this 20th day of September, 1984

Yvonne Lane
Yvonne Lane
Notary Public

Commission Expires July 1, 1986

PETITIONER'S
EXHIBIT 3

APR 3 1985

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 19, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204000
Nicholas B. Commodari
ChairmanMEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
DevelopmentMr. & Mrs. William E. Poorbaugh
10012 Harford Road
Carney, Maryland 21234Case No. 85-125-A - Item No. 94
William E. Poorbaugh, et ux
Variance Petition

Dear Mr. & Mrs. Poorbaugh:

Enclosed please find additional comments submitted after my original comments of October 30, 1984. These comments were received after the hearing and were not considered in rendering the Zoning Commissioner's decision.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: W. T. Sadler
507 Main Street
Reisterstown, Md. 21136BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204HARRY J. PISTEL, P.E.
DIRECTOR

November 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item #94 (1984-1985)
Property Owner: William E. Poorbaugh, et ux
W/S Harford Rd., 78.5' N. Superior Ave.
Acres: 6250 sq. ft.
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

Since there are no public facilities involved, this office has no comment.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:ss

Maryland Department of Transportation
State Highway AdministrationWilliam K. Hoffmann
Secretary
Hal Kassoff
Administrator

November 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 10-9-84
ITEM: #94.
Property Owner: William E. Poorbaugh, et ux
Location: W/S Harford Road
Route 147, 78.5' N. Superior
Avenue
Existing Zoning: B.L.
Proposed Zoning: Variance
to permit a side yard set-
back of 18' in lieu of the
required 20' and a rear
yard setback of 20' in lieu
of the required 30'.
Acres: 6250 sq. ft.
District: 9th

Dear Mr. Jablon:

On receipt of the submittal of 9-17-84 and review by the State Highway Administration District #4 Office with reference to State Highway Improvements to Harford Road (Route 147) and Superior Avenue, we offer the following comments.

The State Highway Administration has red lined the attached site plan showing proposed improvements for reconstruction at the above location.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 7177 North Calvert St., Baltimore, Maryland 21203-0717

Mr. A. Jablon

-2-

November 9, 1984

The proposed 24' access to the site by way of Superior Ave. will be at the expense of the developer or owner through permit.

State Highway Administration reconstruction on Superior Avenue will provide the owner or developer access of like and kind material in or near the area of the proposed entrance.

The State Highway Administration finds the proposed variance for side and rear yard setback generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle
Mr. J. Markle10014 Harford Road
Carney, MD
September 21, 1984Zoning Commissioner
Baltimore County
Baltimore, MD

To Whom It May Concern:

We of the above address do not impose any objections to the intention of the Chinese Christian Church of Baltimore to use 10012 Harford Road, Carney, MD, for church purposes.

Sincerely yours,

Jerry C. Harrell
Mary Ellen Harrell

AFFIDAVIT

WE, Joseph C. H. Lee and Peter Fong, the undersigned, declare:

THAT we have personally met with Mr. and Mrs. Joseph Farrell, owners and residents of 2914 Superior Avenue, Carney, MD, during September 21-23, 1984;

THAT Mr. and Mrs. Farrell have orally stated that they will not have any objections for the Chinese Christian Church of Baltimore to use the adjacent property, namely, 10012 Harford Road, Carney, MD, for church purposes;

THAT Mr. and Mrs. Farrell, however, do not wish to sign statement to such effect, but will agree to confirm the above with any Baltimore County Zoning officials via telephone call to 366-8900, work, or 665-2781, home;

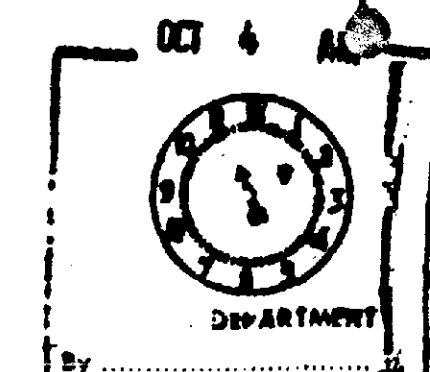
THAT, due to the above-mentioned circumstances, we present this affidavit in lieu of a signed statement from Mr. and Mrs. Joseph Farrell as requested by the Baltimore County Zoning Commissioner.

We further declare that the above statements are true and correct.

Joseph C. H. Lee
Joseph C. H. Lee
Vice Chairman
Board of Trustees*Peter Fong*
Peter Fong
Trustee

Date: 9/21/84

CHINESE CHRISTIAN CHURCH OF BALTIMORE

*Witnessed this 28th day of September, 1984**Nemo Lane*
Notary Public*Commission Expires July 1, 1986*Mr. Jablon
Zoning Commissioner
Baltimore County
Baltimore, MD

Dear Mr. Jablon:

After many false starts, today we were able to submit our petition for variance on setback distances on the property we are purchasing. The zoning personnel informed us that our petition may be scheduled for hearing in late November or early December.

Because of purchase contract contingencies, this schedule will place our church on a somewhat untenable position with the sellers of the property. A financial burden will also be created. We will be saddled with the mortgage payments of the property and the rent in our present location while we await the outcome of the hearing.

Therefore, we respectfully request that the date to hear our petition be scheduled as early as possible in order to alleviate the problems stated above. Any assistance you or your staff could offer will be greatly appreciated. If you need any information, please contact me at (301) 278-3760/4674, or Mr. Seng Choy, 667-7319.

Sincerely yours,

Joseph C. H. Lee
Joseph C. H. Lee
Vice Chairman
Board of TrusteesCHINESE CHRISTIAN CHURCH OF BALTIMORE
2410 LAMPOST LANE, BALTIMORE, MD 21234

MICROFILMED

October 5, 1984

Mr. and Mrs. William E. Poorbaugh
10012 Harford Road
Baltimore, Maryland 21234

NOTICE OF HEARING

RE: Petition for Variances
W/S Harford Rd., 78.5' N of
Superior Ave. (10012 Harford Rd.)
William E. Poorbaugh, et ux - Petitioners
Case No. 85-125-A

TIME: 10:15 A.M.

DATE: Thursday, November 8, 1984

PLACE: Room 104, 111 West Chesapeake

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 134303

DATE: 11/2/84 ACCOUNT: R-01-615-20

AMOUNT: \$10.00

RECEIVED: *James C. Harrell* 11/2/84FOR: *James C. Harrell* 11/2/84

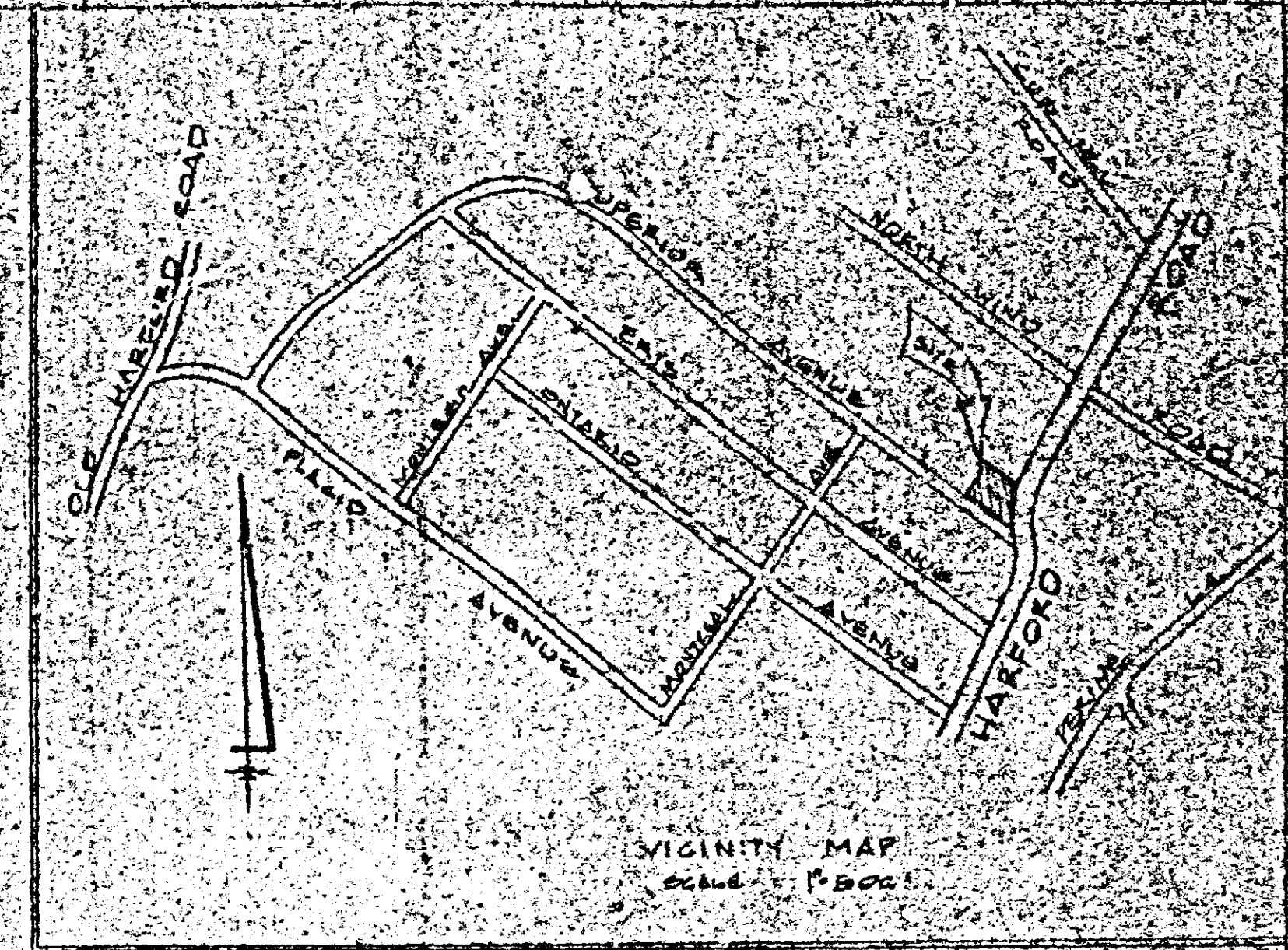
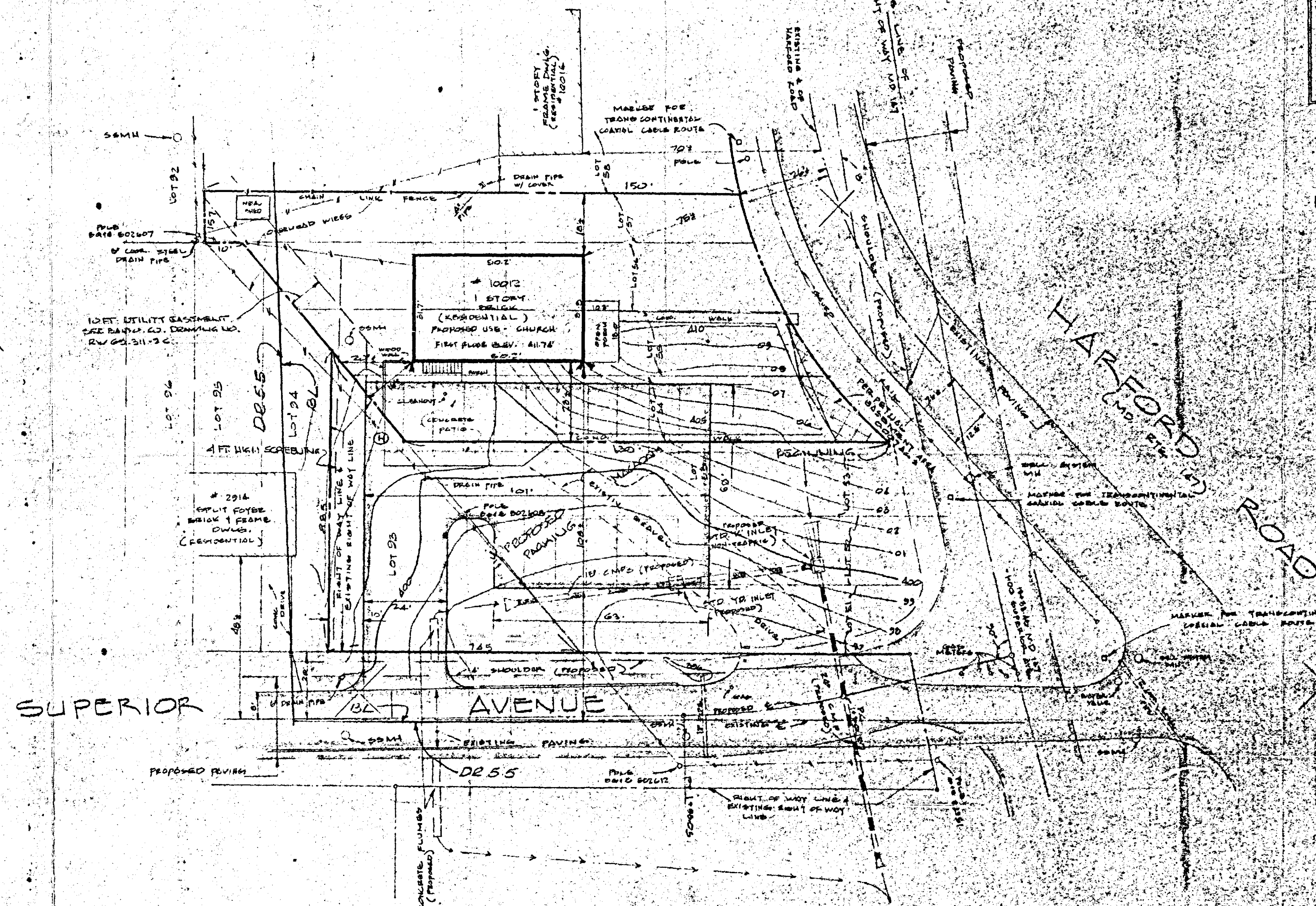
C 024*****100001a 90246

VALIDATION OR SIGNATURE OF CASHIER

cc: Joseph C.H. Lee
1122 Jade Drive
Bel Air, MD 21014

MICROFILMED

EXHIBIT
PETITIONER'S



PARKING DATA
REQUIRED 108 SPACES - 12 SPACES
PROPOSED (INCLUDES 1 UNPAVED) 15

PAVED AREA ON SITE
TOTAL 2250 SQ. FT.
EXISTING PAVING 1260 SQ. FT.
ADDITIONAL PAVING NET 1090 SQ. FT.

NOT TO BE USED FOR
PAVED AREA TO BE
CLEARED FROM SITE
UNLESS APPROVED BY
LOCAL AUTHORITY

EXISTING ZONING - R-1
D-1 DUTY
HORIZONTAL - ASSUMED
VERTICAL - ASSUMED

NOTE: SITE PLAN AND MAPS REQUIRED FROM
20 FT. DISTANCE IN LINE OF REQUIRED DISTANCE

GENERAL NOTES

1. A LANDSCAPING PLAN SHALL BE FURNISHED
2. EXISTING POLE ON SITE TO BE LOCATED
3. PROPOSED STREET LIGHTWAY FOR SEPARATE DRAINAGE SYSTEM TO BE ADJUSTED TO ACCOMMODATE PROPOSED PARKING AREA
4. PROPOSED DRAINAGE SHALL BE ADJUSTED TO CONFORM TO SHA ALIGNMENT ELEVATION
5. PROPOSED LIGHTING DEVICES TO THIS

PETITIONER

CHINESE CHRISTIAN CHURCH OF BALTIMORE
2410 LAMONT LANE, BALTIMORE, MD. 21234

PLAT REFERENCE

PLAT OF HARFORD ROAD, V.P. 5, 1950

OWNER

LOTS 54, 55, 56, 57, 10012 HARFORD ROAD
WILLIAM E. ROOPACH & MARGARET E. ROOPACH
LIES 4554-565
LIES 51, 52, 53, 54
STATE ROAD COMMISSION OF MARYLAND
LIES 4554-565

PLAT PLAN

TO ACCOMPANY PETITION FOR CHANGE OF ZONING
FROM R-1 TO R-2
CHINESE CHRISTIAN CHURCH OF BALTIMORE
10012 HARFORD ROAD
BALTIMORE, MARYLAND
CLAVE 11-20 DATE APR. 13, 1954

PREPARED BY:
W. T. SADLER
SURVEYOR
507 MAIN STREET
BUTTES TOWN, MD.
21156



